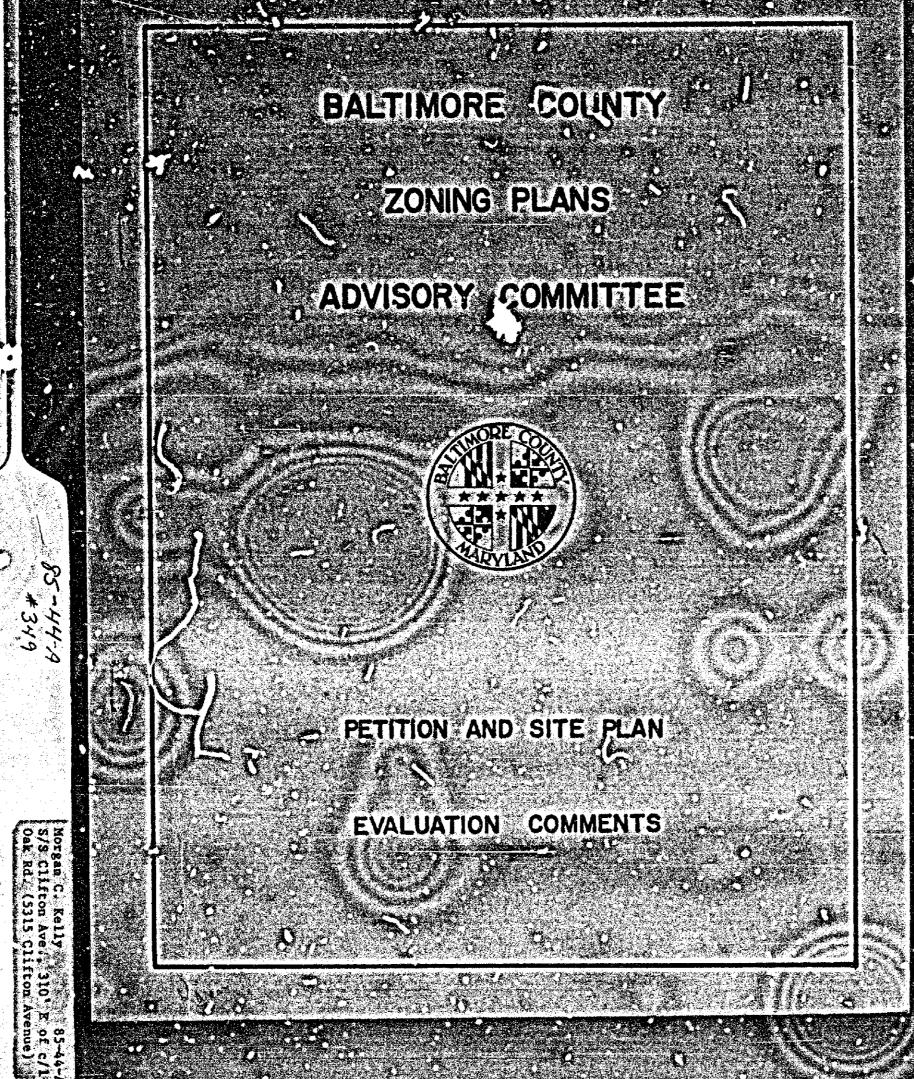
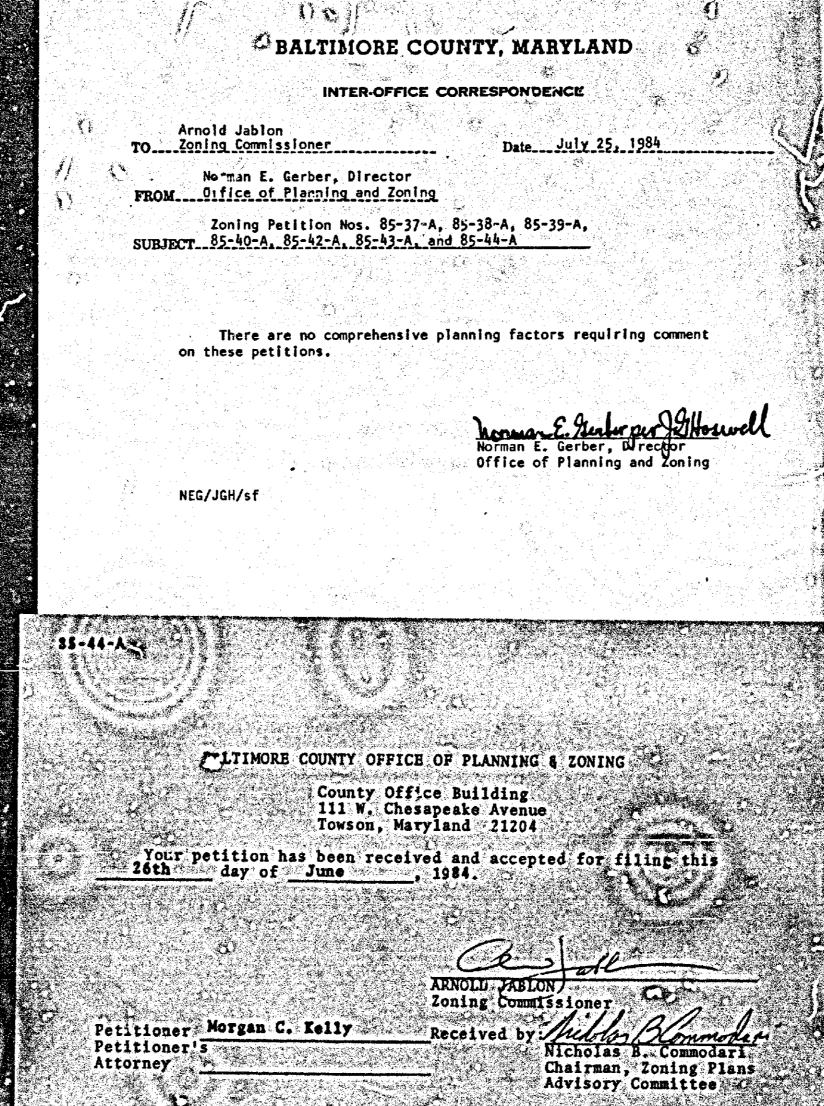
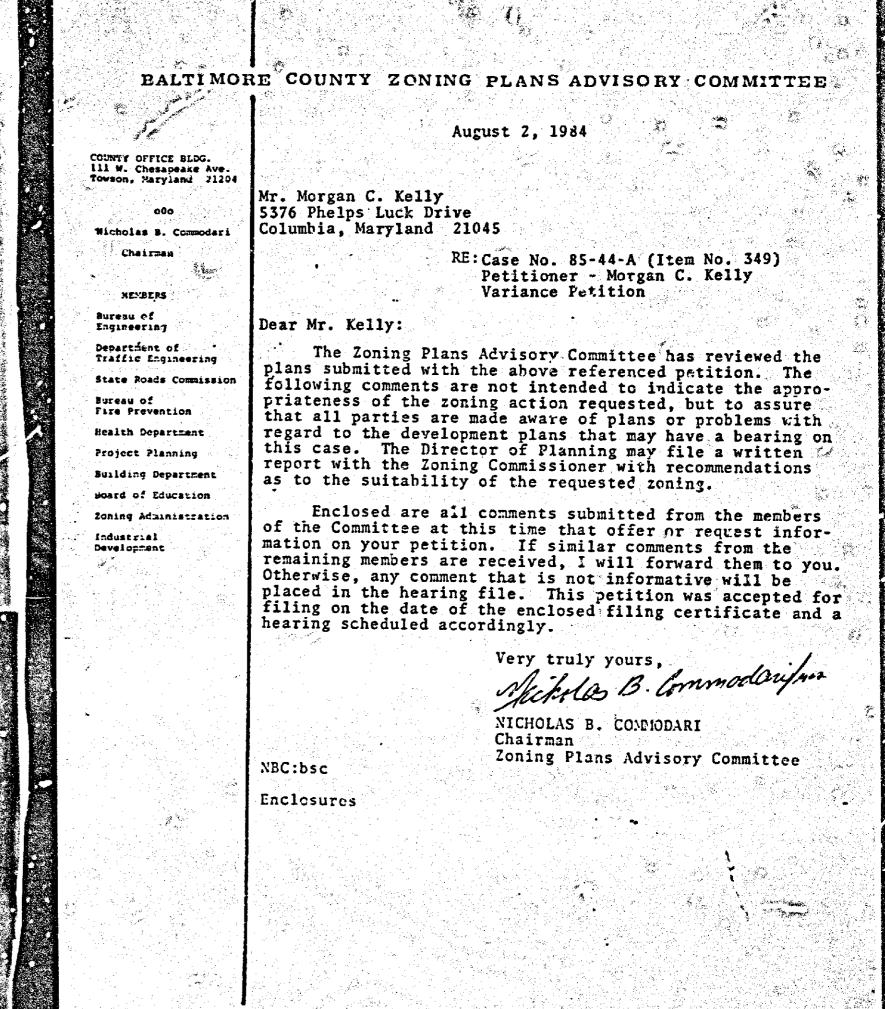
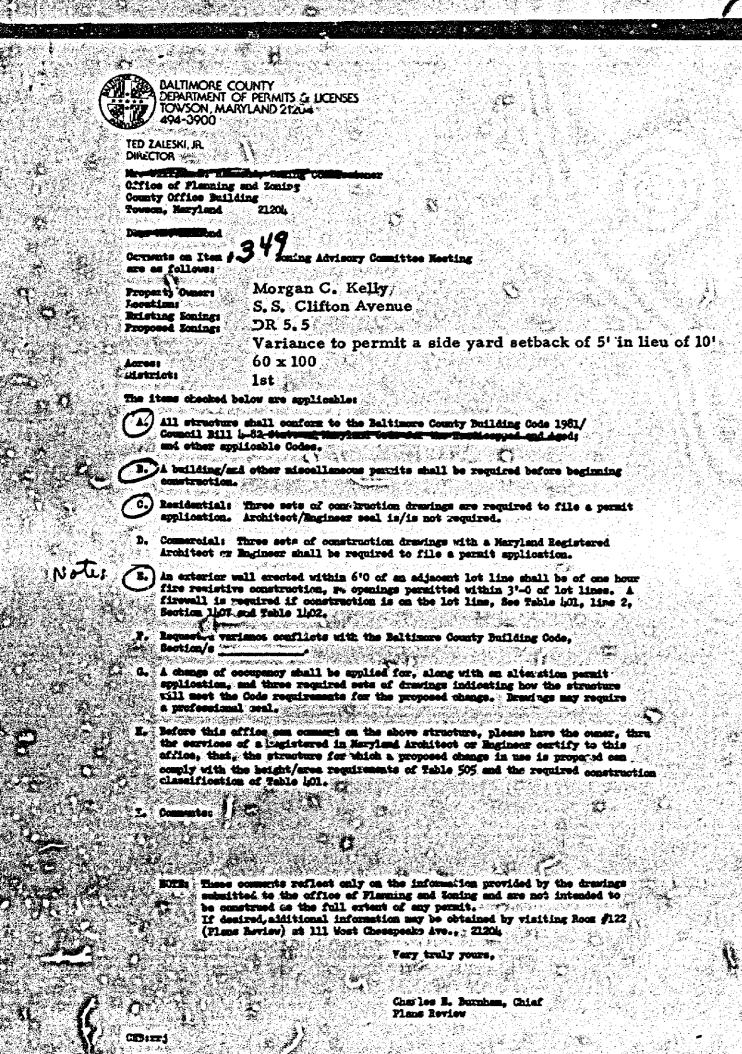


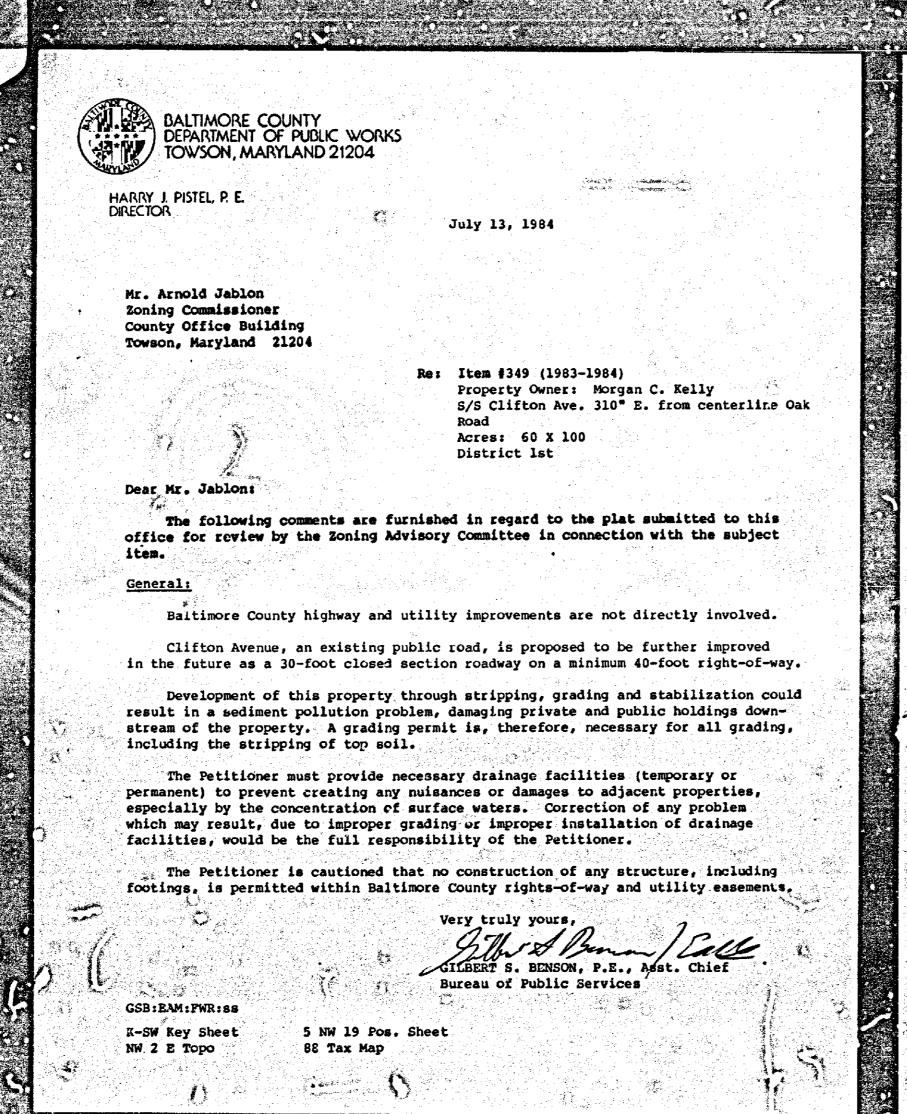
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:











BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211		(N)
NORMAN E. GERDER DIRECTOR		V
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204	7-13-84	
	: Zoring Advisory Heeting of 6-26-84 Item # 349 Property Duner: Waryan C. Kelly Location: 315 Cliffin Aug. ()	
Dear Mr. Jablon:	Location: 315 Cliffe Ave. J Egouk Rd.	
The Division of Current Planning petition and offers the following comments applicable.	g and Development has reviewed the subject s. The items checked below are	
forward by the Bureau of Pu ()This site is part of a larg subdivision. The plan must ()A record plat will be requi to issuence of a building p)The access is not satisfact ()The circulation on this sit ()The parking arrangement is ()Parking calculations must b) This property contains soil development on these soils ()Construction in or alterati under the provisions of Sec Regulations. ()Development of this site ma the Beltimore County Master)The amended Development Pla on ()Landscaping should be provi)The property is located in Bill 178-79. No building p	ing is required. ing was held and the minutes will be ublic Services. ger tract; therfore it is defined as a t show the entire tract. ired and must be recorded prior permit. tory. te is not satisfactory. not satisfactory. be shown on the plan. Is which are defined as wetlands, and is prohibited. ion of the floodplain is prohibited ction 22-98 of the Development ay constitute a potential conflict with	
())he property is located in intersection as defined by	a traffic area controlled by a "D" level Bill 178-79, and as conditions change be more limited. The Basic Services Areas	
4 - 4 - 17		

BALTIMORE COUNTY	
FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500	
PAUL H. REINOKE CHIEF	July 3, 19843
Mr. Arnold Jablon Zoring Commissioner Office of Planning and Zoning Baltimore County Office Buildir Towson, MD 21204	
Attention: Nick Commodari, Chairman Zoning Plans Advisory Com	
RE: Property Owner: Morgan C. Ke	elly o
Location: S/S Clifton Ave.	(B. 14) [12] [14] [15] [15] [15] [15] [15] [15] [15] [15
Item No.: 349	Zoning Agenda: Meeting of 6/26/
Bureau and the comments below marked	nced property has been surveyed by this with an "X" are applicable and required the final plans for the property.
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the reference located at intervals or	with an "X" are applicable and required
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the reference located at intervals or accordance with Baltimore Comments.	with an "X" are applicable and required the final plans for the property. enced property are required and shall be feet along an approved road in ounty Standards as published by the ccess is required for the site.
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the reference located at intervals or accordance with Baltimore Conceptant of Public Works. () 2. A second means of vehicle accordance with second means of vehicle accordance with second means of vehicle accordance.	with an "X" are applicable and required the final plans for the property. enced property are required and shall be feet along an approved road in ounty Standards as published by the coess is required for the site.
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the refer located at intervals or accordance with Baltimore Construent of Public Works. () 2. A second means of vehicle as EXCEEDS the maximum allowed () 4. The site shall be made to confirm Pire Prevention Code prior	with an "X" are applicable and required the final plans for the property. enced property are required and shall be feet along an approved road in ounty Standards as published by the coess is required for the site.
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the refer located at intervals or accordance with Baltimore Construction of Public Works. () 2. A second means of vehicle as EXCEEDS the maximum allowed () 3. The vehicle dead end condition EXCEEDS the maximum allowed () 4. The site shall be made to confirm the Prevention Code prior (%) 5. The buildings and structure comply with all applicable	with an "X" are applicable and required the final plans for the property. enced property are required and shall be feet along an approved road in ounty Standards as published by the coess is required for the site. by the Fire Department. omply with all applicable parts of the
Bureau and the comments below marked to be corrected or incorporated into () 1. Fire hydrants for the reference located at intervals or accordance with Baltimore Consequence of Public Works. () 2. A second means of vehicle and () 3. The vehicle dead end condition EXCEEDS the maximum allowed () 4. The site shall be made to consequence prior of the prevention Code prior comply with all applicable association Strudard No. 10.	with an "X" are applicable and required the final plans for the property. enced property are required and shall be feet along an approved road in ounty Standards as published by the coess is required for the site. ion shown at by the Fire Department. comply with all applicable parts of the to occupancy or beginning of operation. s existing or proposed on the site shall requirements of the National Fire Protection i "Life Safety Code", 1976 Edition prior drawn.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/worlde not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should xnot be granted.

day of August , 19 84 , that the herein Petition for Variance(s) to permit a side yard setback of 5 feet in lieu of the required 10 feet for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject to the following:

1. The position of the dwelling shall be reversed to allow the one-story portion (25'4"x20') to be adjacent to Lot 63 and that side of the dwelling shall not have windows.

RE: PETITION FOR VARIANCE S/S Clifton Ave., 310 E of the Centerline of Oak Rd. (5315 Clifton Ave.), 1st District MORGAN C. KELLY, Petitioner ENTRY OF APPEARANCE preliminary or final Order

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 27th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Morgan C. Kelly, 5376 Phelps Luck Drive, Columbia, MD 21045, Petitioner.

Peter Max Zimmerman

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

::::::

: Case No. 85-44-A

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any

Phylles Cole Friedman

Phyllis Cole Friedman

Leter Max Zemmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

August 20, 1984

Mr. Morgan C. Kelly 5376 Phelps Luck Drive Columbia, Maryland 21045

> RE: Petition for Variance S/S of Clifton Ave., 310' E of the center line of Oak Rd. (5315 Clifton Ave.) - 1st Election District Morgan C. Kelly - Petitioner No. 85-44-A (Item No. 349)

Dear Mr. Kelly:

I have this date passed my Order in the above captioned matter in accordance with the attached.

JMHJ/mc

Attachment?

cc: Mrs. William C. Bowen 5317 Clifton Avenue Baltimore, Maryland 21207

People's Counsel

BALTIMORE COUNTY

Deputy Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Parting 7-26-84 Cak Rd: 15315 Clifton are.) Location of Signs: South side of Clifton are in front of

EONING: Petition for Variance LOCATION: South side Clitton Avenue, 210 ft. East of the centerline of Oak Road (5315 Clifton Avenue) DATE & TIME: Tuesday, Aug-ust 14, 1884 at 10:00 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chestpeaks Avenue, Towson, Maryland Petition for Variance to per-mit a side yard setback of I ft, in Hen of the required 1

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimere County
July 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD., ____July_26,____,19_84_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on ____July_26____, 19.84_.

THE JEFFERSONIAN,

85-44- A

July 17, 1984

Mr. Morgan C. Kally 5376 Phelps Luck Drive Columbia, Maryland 21045

NOTICE OF HEARING Re: Petition for Variance 8/S Clifton Ave., 310° E of the c/l of Oak Rd. (5315 Clifton Avenue) Morgan C. Kelly - Petitioner Case No. 85-44-A

Maria Cara Cara

DATE: Tuesday, August 14, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND No. 130589 OFFICE OF TINANCE - REVENUE DIVISION

LEGAL NOTICE PETITION FOR VARIANCE Zoning: Patition for Variance Location: South side Clifton Avenue, 310 ft. East of the centerings of Oak Road (5315 Clif-:ELTIFICATE OF PUBLICATION ton Avenue) Oate & Time: Tuesday, August 14, 1984 at 10:00 s.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapsake Avenue, Towson, Maryland Pikesville, Md., July 25 19 84 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a side yard setback of 5 ft. In lieu of the required 10 ft. Being the property of Morgan C. Kelly, as shown of plat plan filed with the Zoning Department. Y, that the annexed advertisment the NORTHWEST STAR, a weekly Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zorsing Commissioner with however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such rehed in Pikesville, Baltimore before the 14th day of quest must be received in writing by the date of the hearing set above or made at the hear stion appearing on the may of July ----the secend publication appearing on the the third publication appearing on the THE NORTHWEST STAR

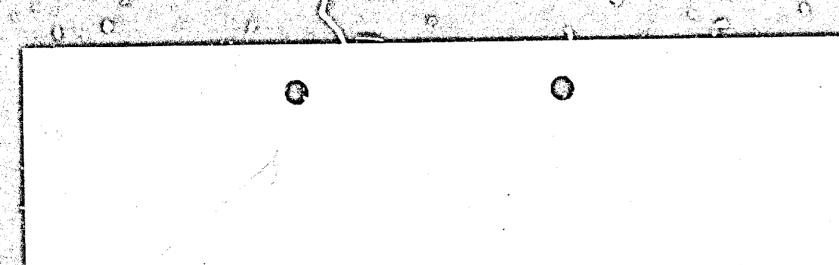
Cost of Advertisement_

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER August 3, 1984 Mr. Morgan C. Kelly 5376 Phelps Luck Drive Columbia, Maryland 21045 Re: Petition for Variance S/S Clifton Ave., 310' E of the c/1 of Oak Rd. (5315 Clifton Avenue) Horgan C. Kelly - Petitioner Case No. 85-44-A Dear Mr. Kelly: This is to advise you that \$45.00 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION LDJABLON MISCELLANEOUS CASH RECEIPT POR adu, & porting Core # 85-44-A

(morgan C. Kelly) 6 020******500ta 81415

PETITION FOR VARIANCE 1st Election District ZONING: Petition for Variance South side Clifton Avenue, 310 ft. East of the centerline of Oak Road (5315 Clifton Avenue) LOCATION: DATE & TIME: Tuesday, August 14, 1984 at 10:00 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 5 ft. in lieu of the required 10 ft. Being the property of Morgan C. Kelly, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

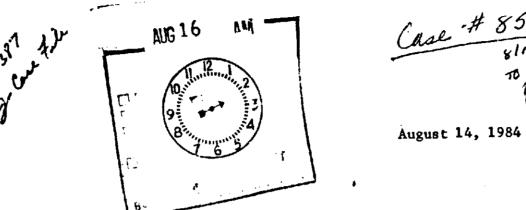
Start Service



ZONING DESCRIPTION

Beginning on the south side of Cliftion Ave. 40' feet wide at a distance of 310 feet east of the centerline of Oak Rd. Being lots 60, 61 & 62; Block 19, in the Subdivision of Windsor Terrace. Book No. 6 Folio 180.

Also known as 5315 Clifton Ave. in the Ist Election District.



To: Mr. Walter J. Rasmussen
Baltimore County Public Works

From: Morgan C. Kelly

Ref: Drainpipe Easement on Lot 60;5315

Clifton Ave. W.P.C 6-180 Block 19

Dear Sir:

Enclosed, please find a copy of the above mentioned property, showing a 15 foot easement for an 18 inch drain pipe on lot 60.

I would like to construct a house which measures 28' x 40' on the above mentioned lot. However, I need to obtain a 5 foot release of the easement in order to build. If there is anyway possible for this to be done, please inform me of my responsibilities to affect the change.

Sygn c. Kelly

Morgan C. Kelly

